



**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
GEORGE A. PUREFOY MUNICIPAL CENTER
COUNCIL CHAMBERS
6101 FRISCO SQUARE BLVD.
FRISCO, TEXAS 75034**

6:30 PM

TUESDAY, JUNE 09, 2009

MINUTES

CALL TO ORDER

Chairman	Dave Wilcox	Present
Vice Chairman	Christopher Moss	Present
Secretary	Bryan Johnson	Present
Commissioner	Stephen Hulsey	Absent
Commissioner	Clint Richardson	Present
Commissioner	Will Russell	Present
Commissioner	Jeff Trykoski	Present

1. Roll Call

Chairman Dave Wilcox called the meeting to order at 6:31 p.m.

Representing Staff were: John Lettelleir, Director of Planning & Development Services; Scott Ingalls, Development Coordinator; Ross Culbertson, Planner; Suzanne Morgan, Planner; Beckye Frey, Planner; Chris Leonard, Neighborhood Services Coordinator; Alyssa Sanders, Engineer in Training; Tom Hartmann, Traffic Engineer; John Gillette, Fire Marshal; Courtney Kuykendall, City Attorney; and Kristen Johnson, Administrative Assistant.

APPROVAL OF MINUTES

2. Consider and act upon approval of minutes of the Planning & Zoning meeting on May 26, 2009.

Commissioner Johnson moved to approve the minutes. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Minutes approved.

CONSENT AGENDA

Commissioner Trykoski moved to approve Items 3, 5-10. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0. Items approved.

3. **Final Plat:** Isabel Pierce Sem Elementary School, Block A, Lot 1 (FP09-0003)
Owner(s): Frisco Independent School District
An elementary school on one lot on 10.0± acres on the northwest corner of Yoakum Drive and Honey Grove Drive. Zoned Planned Development-2-Business Park/Neighborhood Commercial/Residential Village. Neighborhood #8. RC
4. **Revised Site Plan:** Pink Elementary School, Block A, Lot 1, (SP09-0004)
Owner(s): Frisco Independent School District
An elementary school and two temporary portable buildings on one lot on 10.3± acres on the north side of Overhill Drive, 1,175± feet east of Teel Parkway. Zoned Agriculture. Neighborhood #45. RC

Item 4 was pulled by staff for discussion. Ross Culbertson reviewed staff comments with the Commission and recommended approval. Commissioner Moss moved to approve item 4. Commissioner Russell seconded the motion. Vote: 5-0. Item approved.

5. **Revised Site Plan:** Ashley Elementary School, Block A, Lot 1 (SP09-0005)
Owner(s): Frisco Independent School District
An elementary school and a temporary portable building on one lot on 10.0± acres on the southwest corner of Christopher Lane and Stonebridge Drive. Zoned Planned Development-161-Single Family-1. Neighborhood #15. RC
6. **Revised Site Plan:** NWC Stonebrook/Parkwood (Police Station), Block A, Lot 1 (SP09-0006)
Owner(s): City of Frisco
A police headquarters on one lot on 10.3± acres on the northwest corner of Stonebrook Parkway and Parkwood Boulevard. Zoned Office-2 with a Specific Use Permit (S-184) for a Communications Tower. Neighborhood #21. RC
7. **Revised Site Plan:** Corbell Elementary School, Block A, Lot 1 (SP09-0007)
Owner(s): Frisco Independent School District
An elementary school and temporary buildings on one lot on 9.2± acres, on the southwest corner of Smothermon Road and Monarch Drive. Zoned Planning Development-75-Single Family-5. Neighborhood #44. SM
8. **Revised Site Plan:** Mary Boals Elementary School, Block A, Lot 1 (SP09-0008)
Owner(s): Frisco Independent School District
An elementary school and a temporary building on one lot on 7.3± acres on the

southeast corner of Roadster Drive and Jaguar Drive. Zoned Planned Development-157-Single Family-5. Neighborhood #49. SM

9. **Revised Site Plan:** Burt and Eloise Isbell Elementary School, Block A, Lot 1 (SP09-0009)
Owner(s): Frisco Independent School District
An elementary school and a temporary building on one lot on 10.9± acres, on the northeast corner of Maltby Drive and Daneway Drive. Zoned Agricultural. Neighborhood #27. JE
10. **Revised Site Plan:** Bennett & Alma Griffin Middle School, Block A, Lot 1R (SP09-0010)
Owner(s): Frisco Independent School District
A middle school and two temporary buildings on one lot on 22.7± acres, on the southwest corner of Eldorado Parkway and Lenox Lane. Zoned Agricultural. Neighborhood #45. JE

PUBLIC HEARINGS

11. **Public Hearing:** Comprehensive Zoning Ordinance (ZA09-0001)
Owner(s): City of Frisco
A request to amend Article IV, Section 1.07 (B) of the Comprehensive Zoning Ordinance to modify the requirements for Preliminary Site Plans. Tabled 05/26/2009. SI
Scott Ingalls reviewed staff comments with the Commission and recommended approval.
Commissioner Trykoski moved to remove the item from the table. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0.
Commissioner Trykoski moved to open the public hearing. Commissioner Moss seconded the motion. Motion carries. Vote: 5-0.
There being no one to speak, Commissioner Moss moved to close the public hearing. Commissioner Richardson seconded the motion. Motion carries. Vote: 5-0.
Following review and discussion, Commissioner Richardson moved to approve. Commissioner Johnson seconded the motion. Motion carries. Vote: 5-0. Item approved.
12. **Public Hearing:** Comprehensive Zoning Ordinance Amendment (ZA09-0003)
Owner(s): City of Frisco
A request to amend Article II, Section 3 of the Comprehensive Zoning Ordinance regarding Commercial Cell Antenna requirements. Tabled 5/26/09. SI
Commissioner Moss moved to remove the item from the table. Commissioner Johnson seconded the motion. Motion carries. Vote: 5-0.

Scott Ingalls reviewed staff comments with the Commission and recommended tabling the item to the August 11, 2009 Planning & Zoning meeting.

Commissioner Moss moved to open the public hearing. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0.

Following additional review and discussion, Commissioner Richardson moved to table and continue the public hearing to the August 11, 2009 meeting. Commissioner Russell seconded the motion. Motion carries. Vote 5-0. Item tabled to the August 11, 2009 meeting.

GENERAL INFORMATION

13. Update on the results of the June 2, 2009 City Council meeting. SM
Suzanne Morgan updated the Commission on the results from the June 2, 2009 City Council meeting.
14. Scheduling of future Discussion Items.
Chris Moss requested an update on the status of multi-family zoning in the city.
15. Sustainability Presentation Series wrap up, JL.
John Lettelleir completed his series of presentations on sustainability.

ADJOURN

There being no further business, Commissioner Moss moved to adjourn the meeting at 7:35 p.m. Commissioner Russell seconded the motion. Motion carries. Vote: 5-0. Meeting adjourned.

Dave Wilcox, Chairperson

Bryan Johnson, Secretary